



88 Kedleston Road
Grantham, Lincolnshire, NG31 7FH

£299,950

4 Bedroom Detached House

- Freehold
- Spacious Detached Home
- Immaculately Presented & Modernised Throughout
- 4 Well Proportioned Bedrooms
- Lounge, Dining Room, Kitchen
- Cloakroom, Bathroom & En-Suite
- Garage & Driveway
- Enclosed Rear Garden
- EPC Rating - C, Council Tax Band - D

[Click here to access the Energy Performance Certificate for 88 Kedleston Road, Grantham, Lincolnshire, NG31 7FH](#)



Overview

Beautifully Presented Four-Bedroom Detached Family Home
- Situated on a popular residential estate in Grantham, this beautifully presented and upgraded four-bedroom detached family home offers spacious and well-appointed accommodation throughout, making it an ideal choice for families. The property benefits from excellent transport links, with direct access to the A1 northbound and southbound, whilst a range of local amenities and Grantham town centre are also within walking distance.

The ground floor accommodation comprises an entrance hall, a convenient cloakroom, a separate dining room and a comfortable lounge. The modernised breakfast kitchen has been upgraded with contemporary wall and base units and benefits from an induction hob, electric oven and a range of integrated appliances, including a washing machine, dishwasher, fridge and freezer.



To the first floor, the landing provides access to four bedrooms, comprising three double bedrooms and a further single bedroom, alongside the family bathroom. The principal bedroom benefits from a recently upgraded, modern three-piece en-suite shower room, providing an additional level of comfort and convenience.

Externally, the property offers a driveway providing off-road parking for two vehicles, leading to a single garage. Gated side access leads to the enclosed rear garden, which features a patio seating area, a lawned garden, established flower beds, external power points and a useful garden shed, creating a pleasant outdoor space for relaxing and entertaining. Further benefits include uPVC double glazing and gas central heating.

Grantham offers a wide range of amenities, including shops, supermarkets, primary and secondary schools, both of the town's grammar schools, restaurants, bars, cafés, a cinema and healthcare facilities. For commuters, Grantham railway station provides direct services to London King's Cross in approximately 60 minutes, making the town a convenient location for those travelling further afield.

Early viewing is highly recommended to fully appreciate the presentation, upgrades and accommodation this attractive detached family home has to offer.





Kedleston Road, Grantham, NG31



Approximate Area = 1130 sq ft / 104.9 sq m

Garage = 128 sq ft / 11.8 sq m

Total = 1258 sq ft / 116.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Pygott & Crone. REF: 1535205



Location



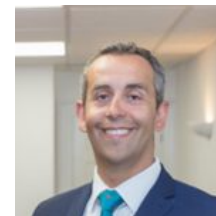
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A woman with blonde hair, smiling while looking at a laptop screen. The background is a dark, textured surface.

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